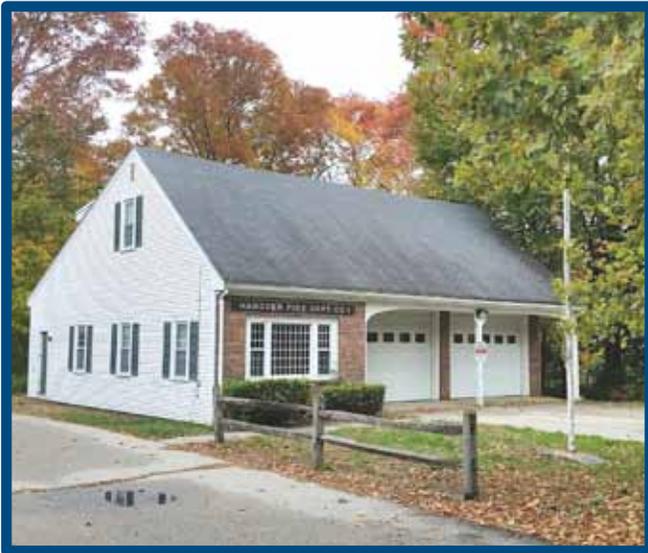


Town of Hanover, MA

Opinion of Value

1160 Main St.



207 Broadway



925 Circuit St.



188 King St.



EASTERN
COMMERCIAL PROPERTIES

A DIVISION OF EASTERN RETAIL PROPERTIES, INC.
25 BRAINTREE HILL OFFICE PARK • SUITE 305 • BRAINTREE • MASSACHUSETTS • 02184

PHONE 781.849.9010 • FAX 781.849.9050



October 20, 2016

Ms. Chelsea Stevens
Acting Town Accountant
Town of Hanover
550 Hanover Street
Hanover, MA 02339

Re: Estimate of Value

Station 1: 1160 Main St.
Station 2: 207 Broadway
Station 3: 925 Circuit St.
Station 6: 188 King St.

Dear Chelsea,

Pursuant to your request, I have researched applicable market data and offer the following “Estimate of Value” for your review. This estimate is based on a physical inspection of the subject property and the surrounding areas; review of recent sales of similar properties, market knowledge and current market trends.

Specific property information is included herein.

1) **LOCATIONS, DESCRIPTIONS AND CONDITIONS**

The objective of this Estimate of Value is to determine the highest and best re-use of the properties to establish a market value.

The subject properties are located in both residential and commercial districts within the Town of Hanover. The locations contain a mix of older ranch and cape- type homes and mixed-use commercial properties. The use of the properties as fire stations were strategically located throughout the Town. The buildings appear to be in good to fair condition, although an interior inspection was not performed. All lots are small, between .1 acre and .3 acre. It appears that the highest and best use would be conversions to either residential use or commercial use depending on the particular building. Individual property analyses attached herein.

2) CURRENT MARKET DEMAND

Current economic conditions show a very strong real estate market. The demand for commercial and residential properties is high and the supply is low. Interest rates continue to be at record lows. These properties offer a value-add opportunity for both residential buyers and commercial users.

3) COMPARABLE PROPERTY SALES

The following data was used:

Residential Comparables –8 small, single-family, single-story homes in Hanover, Rockland and Halifax were considered (attached) based on lot size and building square footage.

- Lot sizes of sales used averaged .29 acres.
- Average size of living area is 1,340 square feet.
- Price per square foot of living area averaged \$172 per square foot.

Commercial Comparables – 13 sales of small commercial, office, service stations and retail buildings were used.

- Average price per square foot - \$148

Small Industrial Buildings – current market data shows small industrial buildings and condominiums sell in the \$75 PSF range.

4) CONVERSION TO RESIDENTIAL:

Further investigation would be required to determine the cost to convert the buildings to commercial, office and/or residential uses. This cost would be deducted from the estimate of values. The number used for this evaluation is \$40 per square foot.

The information used herein was obtained from Real Estate Records published by the Warren Group, The Town of Hanover Property Records, Multiple Listing Service and an exterior visual inspection of the property.

Please feel free to contact me if you have any questions.

Sincerely:

Eastern Commercial Properties

617-413-1193 Cell

A DIVISION OF EASTERN RETAIL PROPERTIES, INC.
25 BRAINTREE HILL OFFICE PARK • SUITE 305 • BRAINTREE • MASSACHUSETTS • 02184

PHONE 781.849.9010 • FAX 781.849.9050

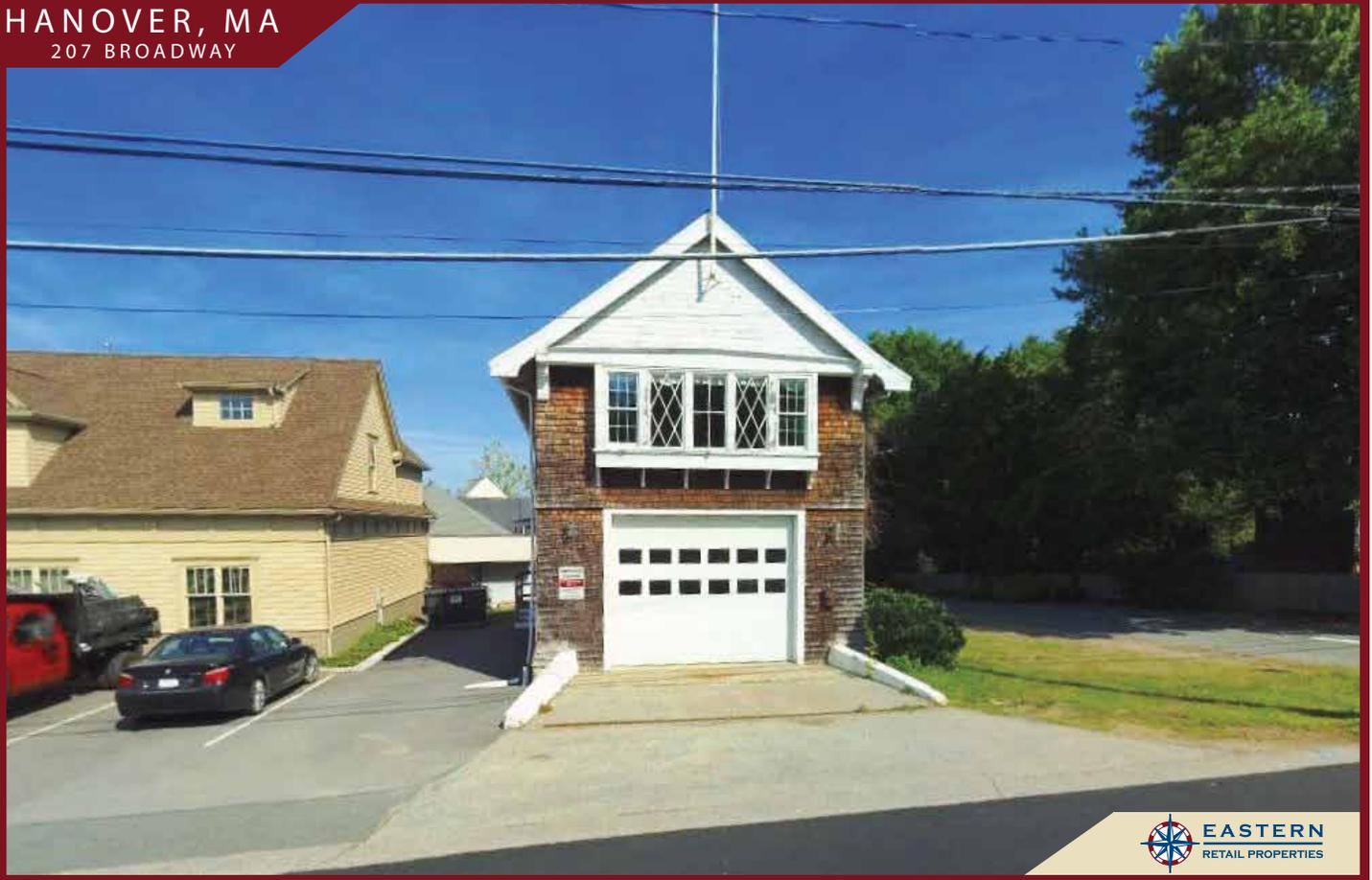
HANOVER, MA
 1160 MAIN ST.



ESTIMATE OF VALUE

PROPERTY ADDRESS	1160 Main Street, Hanover, MA
LOCATION	Residential Neighborhood
LOT SIZE	13,038 SF 0.30 acre
BUILDING SIZE	2,295 SF
YEAR BUILT	1969
ASSESSED VALUE	\$399,600
LOCATION	Heavily travelled Main Street location. Residential neighborhood located in an area of older homes and newer sub-divisions.
COMMENTS	This property is a residential conversion. The exterior of this two story building appears to be in very good condition. The lot is mostly paved and is flat and level. Estimated value based on comparable sales as a finished residential home is \$394,740 less estimated renovation costs of \$40 per square foot or \$91,800 indicates an "as is" value of \$302,940.

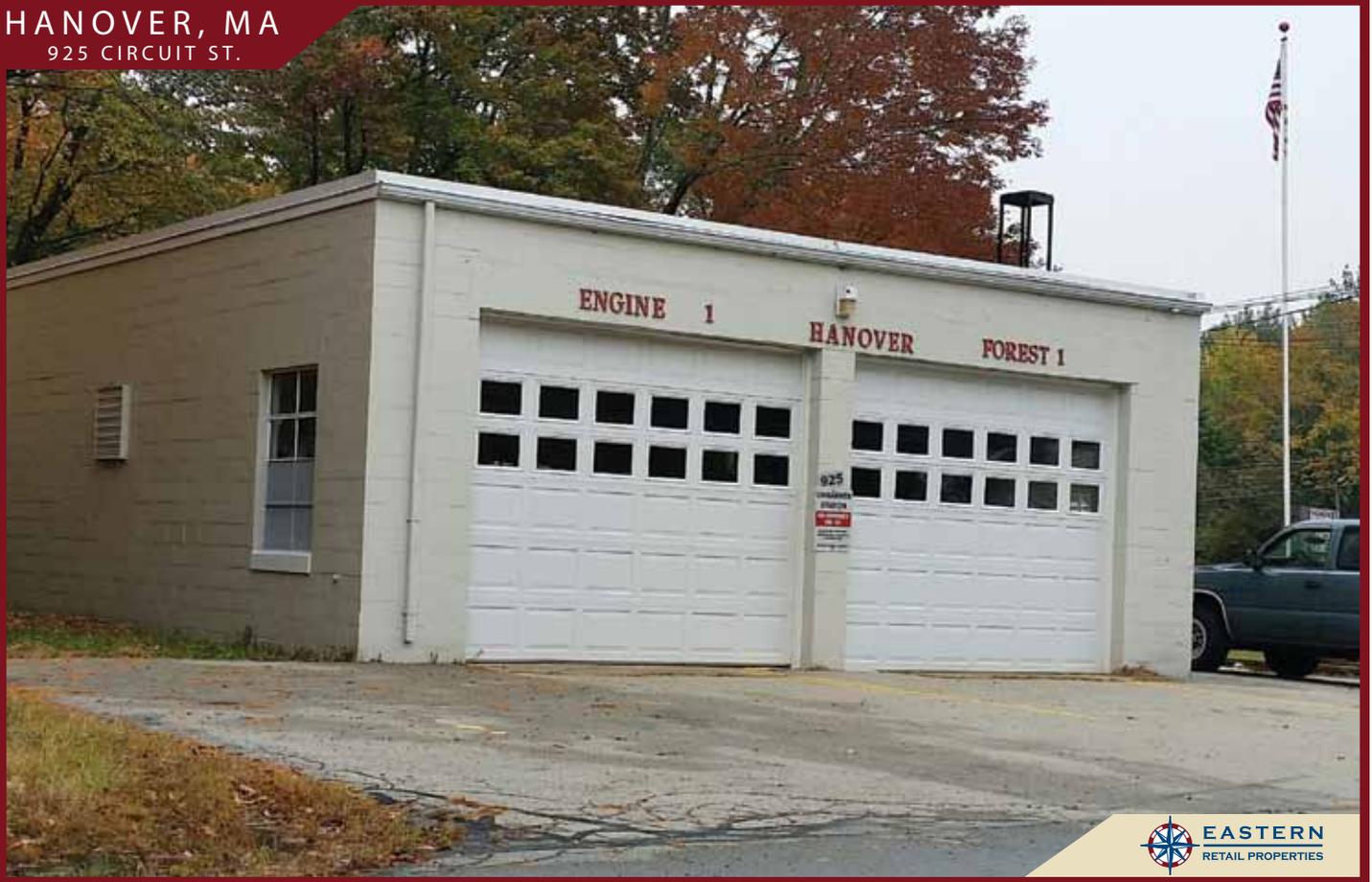
HANOVER, MA
 207 BROADWAY



ESTIMATE OF VALUE

PROPERTY ADDRESS	207 Broadway
LOCATION	Commercial Neighborhood
LOT SIZE	4,356 SF 0.10 acre
BUILDING SIZE	1,507 SF
YEAR BUILT	1900
ASSESSED VALUE	\$262,000
LOCATION	Central location at the intersection of Columbia Rd, Route 53. Historic Hanover area with older residential and commercial buildings. Building shall remain in its current exterior style due to the fact that the district is historic.
COMMENTS	Two-story wood structure, on a very small lot. Parking for 2-3 cars. Suggest conversion to small office building (with possible residential on the second floor) Perhaps a live/work space. There appears to be a substantial renovation cost to convert the building. 1,507 SF x \$148 PSF indicates a value of \$223,036 less the cost of renovation, estimated at \$60,000 (\$40 PSF) indicates a value of \$163,036. Would recommend an offering price of \$189,000 if residential and commercial uses are allowed.

HANOVER, MA
 925 CIRCUIT ST.



ESTIMATE OF VALUE

PROPERTY ADDRESS	925 Circuit Street, Hanover, MA
LOCATION	Residential Neighborhood
LOT SIZE	13,068 SF 0.30 acre
BUILDING SIZE	1,356 SF
YEAR BUILT	1962
ASSESSED VALUE	\$255,000
LOCATION	Mixed-use area of residential and commercial properties located just off the intersection of Circuit Street and Route 139. Good exposure and easy access to Route 139.
COMMENTS	The subject property is a single-story garage of concrete-block construction. The indicated use would be to continue the use as a commercial/contractors building. Although the lot is 0.30 acre, the building is right up on the street and most parking would have to be behind the building. This would be an "as is" price since the structure is easily converted to a light commercial/industrial use. Building size of 1,356 SF times \$148 PSF indicates a value of \$200,688. Ideal for small contractor.

HANOVER, MA
 188 KING ST.



ESTIMATE OF VALUE

PROPERTY ADDRESS	188 King Street, Hanover, MA
LOCATION	Industrial Area
LOT SIZE	6,969 SF 0.16 acre
BUILDING SIZE	1,470 SF
YEAR BUILT	1966
ASSESSED VALUE	\$212,000
LOCATION	Near the King Street Industrial Park Area. Extremely small lot size located between a dilapidated and vacant wood structure and a commercial auto repair shop.
COMMENTS	Not a residential conversion option. Limited curb appeal. Based on location and building condition, the opinion of value is \$75 PSF or \$110,250.

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			
Address:	1222 Hanover St , Hanover, MA 02339	Style:		Last Sale Price:	\$ 385,000
Owner 1 Owner 2:	Savon Hatem LLC	Fiscal Year:	2016	Last Mortgage Amount:	\$ 1,500,000
Total Assessment:	\$ 506,400	Living Area:	1,784	Bedrooms:	
Use:	334:Gas/Serv Sta	Last Sale Date:	8/20/2014	Book/Page:	44656 / 159
Lot Size:	31,798 sq ft	Last Mortgage Date:	4/27/2016	Parking Type:	
Year Built:	1970	Total Rooms:		Bathrooms:	/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			
Address:	788 Washington St , Hanover, MA 02339	Style:		Last Sale Price:	\$ 275,000
Owner 1 Owner 2:	Pink Rock Properties LLC	Fiscal Year:	2016	Last Mortgage Amount:	\$ 788,000
Total Assessment:	\$ 371,600	Living Area:	1,448	Bedrooms:	
Use:	340:Gen Office	Last Sale Date:	6/22/2015	Book/Page:	45696 / 331
Lot Size:	17,424 sq ft	Last Mortgage Date:	6/22/2015	Parking Type:	
Year Built:	1974	Total Rooms:	3	Bathrooms:	1/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			
Address:	879 Washington St , Hanover, MA 02339	Style:		Last Sale Price:	\$ 600,000
Owner 1	879	Fiscal Year:	2016	Last Mortgage	

Owner 2:	Washington Realty LLC			Amount:	
Total Assessment:	\$ 679,900	Living Area:	3,900	Bedrooms:	
Use:	340:Gen Office	Last Sale Date:	11/30/2012	Book/Page:	42317 / 214
Lot Size:	44,867 sq ft	Last Mortgage Date:		Parking Type:	
Year Built:	1971	Total Rooms:	1	Bathrooms:	/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	1096 Washington St, Hanover, MA 02339	Style:		Last Sale Price:	\$ 330,000
Owner 1 Owner 2:	1100 Washington St Hanove	Fiscal Year:	2016	Last Mortgage Amount:	\$ 247,500
Total Assessment:	\$ 348,100	Living Area:	2,760	Bedrooms:	
Use:	340:Gen Office	Last Sale Date:	1/31/2014	Book/Page:	44046 / 152
Lot Size:	15,781 sq ft	Last Mortgage Date:	1/31/2014	Parking Type:	
Year Built:	1971	Total Rooms:	12	Bathrooms:	10/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	1112 Washington St, Hanover, MA 02339	Style:		Last Sale Price:	\$ 528,750
Owner 1 Owner 2:	1112 Washington Street RT Mark J Rowell Tr	Fiscal Year:	2016	Last Mortgage Amount:	\$ 776,000
Total Assessment:	\$ 345,600	Living Area:	3,000	Bedrooms:	1

Use:	340:Gen Office	Last Sale Date:	6/23/2015	Book/Page:	45703 / 116
Lot Size:	19,580 sq ft	Last Mortgage Date:	8/4/2016	Parking Type:	
Year Built:	1986	Total Rooms:		Bathrooms:	/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			
Address:	1048 Main St., Hanson, MA 02341	Style:	Conventional	Last Sale Price:	\$ 200,000
Owner 1 Owner 2:	Ledbetter Holdings LLC	Fiscal Year:	2016	Last Mortgage Amount:	
Total Assessment:	\$ 240,200	Living Area:	1,648	Bedrooms:	3
Use:	340:Gen Office	Last Sale Date:	8/3/2015	Book/Page:	45879 / 233
Lot Size:	17,468 sq ft	Last Mortgage Date:		Parking Type:	
Year Built:	1899	Total Rooms:	7	Bathrooms:	2/1

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			
Address:	1060 Main St., Hanson, MA 02341	Style:		Last Sale Price:	\$ 255,581
Owner 1 Owner 2:	Ledbetter Holdings LLC	Fiscal Year:	2016	Last Mortgage Amount:	\$ 195,000
Total Assessment:	\$ 247,700	Living Area:	1,860	Bedrooms:	
Use:	340:Gen Office	Last Sale Date:	1/9/2014	Book/Page:	43993 / 81
Lot Size:	10,759 sq ft	Last Mortgage Date:	7/29/2015	Parking Type:	
Year Built:	1964	Total Rooms:		Bathrooms:	1/2

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report			

Address:	1375 Main St., Hanson, MA 02341	Style:		Last Sale Price:	\$ 277,500
Owner 1 Owner 2:	1375 Main Street RT Frank J Archibald Tr	Fiscal Year:	2016	Last Mortgage Amount:	
Total Assessment:	\$ 371,400	Living Area:	2,974	Bedrooms:	
Use:	325:Retail Store	Last Sale Date:	6/22/2015	Book/Page:	45695 / 283
Lot Size:	28,880 sq ft	Last Mortgage Date:		Parking Type:	
Year Built:	1967	Total Rooms:		Bathrooms:	/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	43 Schoosett St , Pembroke, MA 02359	Style:		Last Sale Price:	\$ 275,000
Owner 1 Owner 2:	43 Schoosett St LLC Lea Donovan	Fiscal Year:	2016	Last Mortgage Amount:	\$ 122,000
Total Assessment:	\$ 390,100	Living Area:	2,112	Bedrooms:	
Use:	340:Gen Office	Last Sale Date:	2/21/2012	Book/Page:	40997 / 334
Lot Size:	24,368 sq ft	Last Mortgage Date:	2/21/2012	Parking Type:	
Year Built:	1966	Total Rooms:		Bathrooms:	2/1

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	38 Washington St , Pembroke, MA 02359	Style:		Last Sale Price:	\$ 610,000
Owner 1 Owner 2:	38 Washington Street LLC	Fiscal Year:	2016	Last Mortgage Amount:	
Total Assessment:	\$ 509,300	Living Area:	4,652	Bedrooms:	
Use:	340:Gen	Last Sale Date:	9/2/2016	Book/Page:	47415 / 345

	Office				
Lot Size:	22,950 sq ft	Last Mortgage Date:		Parking Type:	
Year Built:	1988	Total Rooms:		Bathrooms:	/4

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	246-R Washington St., Pembroke, MA 02359	Style:	Condo/Apt	Last Sale Price:	\$ 190,000
Owner 1 Owner 2:	Richard H Brown Jr	Fiscal Year:	2016	Last Mortgage Amount:	\$ 135,000
Total Assessment:	\$ 186,800	Living Area:	1,350	Bedrooms:	
Use:	316:Warehouse	Last Sale Date:	3/12/2015	Book/Page:	45314 / 124
Lot Size:		Last Mortgage Date:	3/12/2015	Parking Type:	
Year Built:	2011	Total Rooms:		Bathrooms:	1/

[Report Data Error](#)

<input checked="" type="checkbox"/>	Find Sales	Find Foreclosures	Map		
	Legal Report	Beta Historical Assessment Report	Beta Involuntary Liens Report		
Address:	258 Union St., Rockland, MA 02370	Style:		Last Sale Price:	\$ 175,000
Owner 1 Owner 2:	E Coast Commercial RE LLC Power Test Realty Co LLC	Fiscal Year:	2016	Last Mortgage Amount:	\$ 133,875
Total Assessment:	\$ 472,500	Living Area:	1,876	Bedrooms:	
Use:	334:Gas/Serv Sta	Last Sale Date:	4/8/2014	Book/Page:	44213 / 133
Lot Size:	18,600 sq ft	Last Mortgage Date:	4/8/2014	Parking Type:	Paved Area
Year Built:	1985	Total Rooms:		Bathrooms:	1/2

**122 Green St
Rockland, MA 02370-2100
Single Family**

MLS #: 71962701	Status: Sold
List Price: \$185,000	Sale Price: \$200,000
List Date: 2/24/2016	Sale Date: 7/1/2016
Area:	Off Market Date: 6/4/2016
List\$/Sq. Ft.: \$214.12	Sold \$/Sq. Ft. \$231.48
Days on Market (Total): 101	Days on Market (Office): 101



Property Features

Rooms: 5	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.16
Master Bath:	Apprx Lot Size: 7,013 Sq. Ft.
Fireplaces: 1	Approx. Living Area: 864 Sq. Ft.
Year Built: 1955	Foundation: Poured Concrete
Color:	Garage: 0
Parking: 2	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Ceiling Fan(s)
Master Bedroom:	1		Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 3:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		-

Features & Other Information

Area Amenities: **Laundromat, Public School**
 Basement: **Yes Full, Interior Access, Sump Pump**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed**
 Heating: **Forced Air, Oil**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **Yes**

Remarks

This 1955 Ranch in on a corner lot on a dead end street. Great start home. Home needs a cosmetic face lift from 1955 to current day. Seller & broker have no information on the functionality of the utility systems includes heating system, air conditioning, electrical, water lines or oil tank, etc.

Tax Information

2016 Taxes: \$4,097.38	Assessment: \$221,600	Cert:	Zoning Code: RESIDE
Pin #:	Map:	Block:	Lot: Book: 45608 Page: 21

**17 13Th Ave
Halifax, MA 02338-1308
Single Family**

MLS #: 71892508	Status: Sold
List Price: \$209,900	Sale Price: \$200,000
List Date: 8/20/2015	Sale Date: 10/30/2015
Area:	Off Market Date: 9/17/2015
List\$/Sq. Ft.: \$183	Sold \$/Sq. Ft. \$174.37
Days on Market (Total): 33	Days on Market (Office): 33



Property Features

Rooms: 7	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.23
Master Bath:	Apprx Lot Size: 10,019 Sq. Ft.
Fireplaces: 0	Approx. Living Area: 1,147 Sq. Ft.
Year Built: 1940	Foundation: Concrete Block
Color: Blue	Garage: 0
Parking: 2 Paved Driveway	
Handicap Access/Features: No	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Area Amenities: Shopping, Park, Walk/Jog Trails, Laundromat, Bike Path, T-Station
Living Room:	1	11X17	Fireplace, Flooring - Wood, Cable Hookup, High Speed Internet Hookup	Basement: Yes Full Construction: Frame
Kitchen:	1	16X8	Flooring - Vinyl, Exterior Access	Cooling: None Electric: 200 Amps
Master Bedroom:	1	13X11	Closet, Flooring - Wood, Cable Hookup, High Speed Internet Hookup	Exclusions: Exterior: Clapboard, Shingles
Bedroom 2:	1	10X11	Closet - Walk-in, Closet, Cable Hookup, High Speed Internet Hookup	Exterior Features: Deck - Wood Facing Direction: South
Bedroom 3:	1	10X12	Ceiling Fan(s), Closet, Flooring - Laminate, Cable Hookup, High Speed Internet Hookup	Heating: Forced Air, Oil Hot Water: Propane Gas Interior Features: Cable Available
Bath 1:	1	9X6	Bathroom - Full, Bathroom - With Tub, Closet - Linen, Flooring - Vinyl	Lead Paint: Unknown Road Type: Public Roof: Asphalt/Fiberglass Shingles Sewer Utilities: Private Sewerage - Title 5: Not Done
Laundry:	1	9X9	Ceiling Fan(s), Flooring - Hardwood	Water Utilities: City/Town Water Waterfront: No Water View: No
Office:	1	8X8	Flooring - Hardwood, Dryer Hookup - Electric	Short Sale w/Lndr. App. Req: No Lender Owned: No

Remarks

Here is your opportunity to own a solid three bedroom home in Halifax. Located on a nice quiet side street, walking distance to Monponsett Lake. Large open living room. Generous kitchen leads to deck overlooking private back yard. Three large bedrooms. Furnace and oil 1 year new. 200 amp electrical service updated in 2013, septic replaced in 2000, bedroom addition done in 2002. \$35 yearly fee for the beach. Gas for stove and hot water.

Tax Information

2015 Taxes: \$3,371	Assessment: \$177,500	Cert:	Zoning Code: Resid
Pin #: M:0051 L:0112		Map:	Block: Lot: Book: 14623 Page: 254

**58 Chestnut Rd
Halifax, MA 02338
Single Family**

MLS #: 71917743	Status: Sold
List Price: \$215,000	Sale Price: \$212,000
List Date: 10/11/2015	Sale Date: 1/15/2016
Area:	Off Market Date: 12/7/2015
List\$/Sq. Ft.: \$187.28	Sold \$/Sq. Ft. \$184.67
Days on Market (Total): 57	Days on Market (Office): 57



Property Features

Rooms: 6	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.15
Master Bath:	Apprx Lot Size: 6,534 Sq. Ft.
Fireplaces: 1	Approx. Living Area: 1,148 Sq. Ft.
Year Built: 1945	Foundation: 0000 Irregular
Color: Grey	Garage: 0
Parking: 6 Off-Street, Stone/Gravel	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1		Dining Area, Countertops Stone/Granite/Solid, Breakfast Bar / Nook, Open Floor Plan, Remodeled, Stainless Steel Appliances
Master Bedroom:	1		Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wood
Bedroom 3:	1		-
Laundry:	1		-
Office:	1		Flooring - Wall to Wall Carpet

Features & Other Information

Area Amenities: **Public Transportation, Shopping, Golf Course, T-Station**
 Basement: **Yes Crawl, Bulkhead, Dirt Floor**
 Construction: **Frame**
 Cooling: **Window AC, None**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Screened, Storage Shed, Fenced Yard**
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Tank**
 Lead Paint: **Unknown**
 Living Area Disclosures: **plus 3 season porch adds more room!!!**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Inspection Required for Sale, Private Sewerage - Title 5: Not Done**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Big ticket items are done and yes its only \$215,000! Eat in kitchen open to living room w/ gas fireplace (gives off heat), hardwood floors and breakfast bar!!! 3 Bedrooms and an office, large enclosed porch, Fenced yard area, Storage Shed and New Septic was installed in 2011. Heating System & hot water demand system is only 1 year young, Roof about 11 yrs old, First floor Laundry! Located on a corner lot with lots of off street parking too (not Tandem). Neighborhood association has private sandy beach, pond access, playground, picnic tables and basketball net. Great location less than a mile from the Commuter rail for easy commute to the city.

Tax Information

2016 Taxes: \$3,383	Assessment: \$175,700	Cert:	Zoning Code: Res
Pin #:		Map:	Block: Lot: Book: 40978 Page: 140

**23 Bow St
Halifax, MA 02338-1133
Single Family**

MLS #: 72050766	Status: Sold
List Price: \$215,000	Sale Price: \$216,000
List Date: 8/8/2016	Sale Date: 9/30/2016
Area:	Off Market Date: 8/27/2016
List\$/Sq. Ft.: \$199.26	Sold \$/Sq. Ft. \$200.19
Days on Market (Total): 70	Days on Market (Office): 70



Property Features

Rooms: 6	Style: Bungalow
Bedrooms: 2	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.11
Master Bath: No	Apprx Lot Size: 4,792 Sq. Ft.
Fireplaces: 0	Approx. Living Area: 1,079 Sq. Ft.
Year Built: 1925	Foundation: Poured Concrete
Color: white	Garage: 0
Parking: 2	
Handicap Access/Features: No	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Attic Access, Deck - Exterior
Master Bedroom:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - With Tub & Shower, Closet - Linen, Remodeled
Laundry:	1		Flooring - Vinyl, Main Level

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher**
 Basement: **Yes Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Window AC**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Heating: **Forced Air, Oil**
 Lead Paint: **Unknown**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

2 Bedroom 1 bath Craftman's Bungalow. Large Open Floor Plan with Eat-In kitchen with laundry room off kitchen. Stairs to unfinished standup attic would make perfect family room and gives you the chance to gain sweat equity. Plenty of storage in attic and basement. Interior access to basement. Great quiet neighborhood with private fenced in yard. Located within 1 mile of full recreational Monponsett Pond, swim, boat, ski, go fishing. This home has a brand new pellet stove, perfect for second source of heat and looks so nice. New rugs, updated windows and updated electrical make this a move in ready home. New front door was professionally installed. This house is perfect! It has a spacious living room and kitchen. This house is more spacious than the pictures show. your will be surprised at how nice it is. Seller took house off market to do needed repairs basement and bathroom. Now they are ready to move on and this house is ready for its new family.

Tax Information

2016 Taxes: \$3,024	Assessment: \$157,100	Cert:	Zoning Code: Resid
Pin #: M:0019 L:0982		Map:	Block: Lot: Book: 46093 Page: 167

**20 Lincoln Rd
Rockland, MA 02370-1106
Single Family**

MLS #: 71916128	Status: Sold
List Price: \$239,900	Sale Price: \$235,000
List Date: 10/7/2015	Sale Date: 12/17/2015
Area:	Off Market Date: 12/9/2015
List\$/Sq. Ft.: \$189.79	Sold \$/Sq. Ft. \$185.92
Days on Market (Total): 63	Days on Market (Office): 63



Property Features

Rooms: 6	Style: Ranch, Bungalow
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.23
Master Bath:	Apprx Lot Size: 10,106 Sq. Ft.
Fireplaces: 0	Approx. Living Area: 1,264 Sq. Ft.
Year Built: 1956	Foundation: Poured Concrete
Color:	Garage: 0
Parking: 3 Off-Street	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	13X13	Flooring - Wall to Wall Carpet
Family Room:	B	22X33	Flooring - Wall to Wall Carpet
Kitchen:	1	12X18	Flooring - Vinyl
Master Bedroom:	1	12X11	Flooring - Hardwood, Flooring - Wood
Bedroom 2:	1	10X8	Flooring - Hardwood
Bedroom 3:	1	10X11	Flooring - Hardwood

Features & Other Information

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Highway Access, Private School, Public School**

Basement: **Yes Partial**

Cooling: **Central Air**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Porch - Screened, Stone Wall**

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas, Solar**

Lead Paint: **Unknown**

Living Area Disclosures: **includes finished lower level**

Road Type: **Public**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Remarks

Take advantage of this great opportunity to own a meticulously maintained home located on a quiet side street. It just needs your personal touches. Perfect for the first time home buyer or someone looking to downsize. You do not want to miss out on this one.

Tax Information

2015 Taxes: \$3,766	Assessment: \$197,900	Cert:	Zoning Code: RESIDE
Pin #: M:24 B:0 L:98		Map:	Block: Lot: Book: 4333 Page: 366

**25 Franklin Rd
Hanover, MA 02339-1825
Single Family**

MLS #: 71928533	Status: Sold
List Price: \$239,900	Sale Price: \$200,000
List Date: 11/5/2015	Sale Date: 1/5/2016
Area:	Off Market Date: 1/4/2016
List\$/Sq. Ft.: \$204	Sold \$/Sq. Ft. \$170.07
Days on Market (Total): 60	Days on Market (Office): 60



Property Features

Rooms: 6	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 1f 0h	Approx. Acres: 0.46
Master Bath:	Apprx Lot Size: 20,037 Sq. Ft.
Fireplaces: 0	Approx. Living Area: 1,176 Sq. Ft.
Year Built: 1967	Foundation: 24x34,22x17 Slab
Color: white	Garage: 0
Parking: 2 Off-Street	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	11X17	-
Family Room:	1	11X17	-
Kitchen:	1	12X13	-
Master Bedroom:	1	13X9	-
Bedroom 2:	1	9X11	-
Bedroom 3:	1	9X9	-
Bathroom:	1	5X8	-

Features & Other Information

Appliances: **Range**
 Area Amenities: **Shopping**
 Basement: **No**
 Construction: **Frame**
 Cooling: **None**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed, Fenced Yard**
 Heating: **Forced Air, Gas**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Three bedroom ranch with additional family room and covered porch in a convenient neighborhood setting. Newer forced hot air heating system and one level living make this an excellent opportunity! Great floor plan add your finishing touches with some paint and carpet! Must see level .46 acre yard that is fenced in with mature trees and plantings! Private and peaceful a great yard for entertaining!

Tax Information

2015 Taxes: **\$3,836** Assessment: **\$237,500**
 Pin #: **M:34 L:059**

Cert: Zoning Code: **Residentil**
 Map: Block: Lot: Book: **999** Page: **999**

**452 Hanover St
Hanover, MA 02339-2217
Single Family**

MLS #: 72068977	Status: Sold
List Price: \$249,900	Sale Price: \$215,000
List Date: 9/16/2016	Sale Date: 10/7/2016
Area:	Off Market Date: 10/4/2016
List\$/Sq. Ft.: \$117.43	Sold \$/Sq. Ft. \$101.03
Days on Market (Total): 19	Days on Market (Office): 19



Property Features

Rooms: 7	Style: Ranch
Bedrooms: 4	Type: Attached
Baths: 2f 0h	Approx. Acres: 0.5
Master Bath:	Apprx Lot Size: 21,780 Sq. Ft.
Fireplaces: 1	Approx. Living Area: 2,128 Sq. Ft.
Year Built: 1954	Foundation: 00x00 Poured Concrete
Color: Red	Garage: 0
Parking: 5 Off-Street, Paved Driveway	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	2		Fireplace, Flooring - Hardwood
Dining Room:	2		Flooring - Hardwood
Kitchen:	2		-
Master Bedroom:	2		-
Bedroom 2:	2		-
Bedroom 3:	1		-
Bedroom 4:	1		-
Bath 1:	2		-
Bath 2:	1		-

Features & Other Information

Appliances: **Range**
 Area Amenities: **Shopping, Tennis Court, Park, Stables, Highway Access, Public School**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **None**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Covered Patio/Deck, Storage Shed**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil**
 Lead Paint: **Unknown**
 Road Type: **Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer, Private Sewerage - Title 5: Buyer's Responsibility**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Great opportunity for rehab. Nice Hanover Center location. Property being sold as-is. Seller and Agent make no warranties, expressed or implied, about property condition. Seller never occupied the property.

Tax Information

2016 Taxes: \$5,203	Assessment: \$308,600	Cert:	Zoning Code: Res
Pin #: M:55 L:051		Map:	Block: Lot: Book: 28003 Page: 62

**152 Woodsbury Rd
Rockland, MA 02370-1367
Single Family**

MLS #: **71894742** Status: **Sold**
 List Price: **\$269,900** Sale Price: **\$250,000**
 List Date: **8/26/2015** Sale Date: **2/11/2016**
 Area: Off Market Date: **1/11/2016**
 List\$/Sq. Ft.: **\$141.16** Sold \$/Sq. Ft. **\$130.75**
 Days on Market (Total): **138** Days on Market (Office): **138**
 Neighborhood/Sub-Division: **handy near rt 3/228 Mark Street
neighborhood Webster Acres**



Property Features

Rooms: **9** Style: **Ranch**
 Bedrooms: **4** Type: **Detached**
 Baths: **2f 0h** Approx. Acres: **0.71**
 Master Bath: **Yes** Apprx Lot Size: **31,102 Sq. Ft.**
 Fireplaces: **1** Approx. Living Area: **1,912 Sq. Ft.**
 Year Built: **1960** Foundation: **Poured Concrete, Slab**
 Color: Garage: **1 Attached**
 Parking: **6 Off-Street**
 Handicap Access/Features:

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Exterior Access
Dining Room:	1		Flooring - Wall to Wall Carpet, Main Level
Family Room:	1		Flooring - Wall to Wall Carpet, Main Level
Kitchen:	1		Closet, Flooring - Vinyl, Dining Area, Pantry, Main Level
Master Bedroom:	1		Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1		Flooring - Wall to Wall Carpet, Main Level
Bedroom 3:	1		Flooring - Wall to Wall Carpet, Main Level
Bedroom 4:	1		Flooring - Wall to Wall Carpet, Main Level
Bath 1:	1		-
Bath 2:	1		-
Laundry:	1		-
Bonus Room:	1		Flooring - Wall to Wall Carpet

Features & Other Information

Area Amenities: **Public Transportation, Shopping, Highway Access**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **None**
 Electric: **100 Amps**
 Exclusions: **stove in living room may be negotiable.**
 Exterior: **Wood**
 Heating: **Oil, Electric**
 Hot Water: **Oil**
 Lead Paint: **Unknown**
 Living Area Disclosures: **One Level Living**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

LOCATION, LOCATION, LOCATION, Rehabbers and Flippers or homeowners looking for a worthwhile project, motivated sellers. Call immediately for an appointment if you thought you missed out! Opportunity abounds here! Long long term owners in desired subdivision off of Webster Street, minutes to RT 3 or Southfield Weymouth. This one floor living began life as a 3 BR ranch, over years of family living here a huge four season sunroom familyroom (20x13) was added and then an extension for a family member to reside with them in the 20x38 left side wing having a huge open floor plan with built ins and full bath and sep exit to rear grounds. An oversized lot for the area it abuts the new \$500,000 plus subdivision with mature trees dividing. A well for the former gardens and a good sized shed complete the yard. Yes this homes needs to be brought into the 2015 decor and amenities but certainly is worth your efforts. Roof is architectural shingle and approx 4 years old.

Tax Information

2015 Taxes: **\$4,983.96** Assessment: **\$261,900** Cert: Zoning Code: **RES**
 Pin #: **m41b0l21** Map: **41** Block: **0** Lot: **21** Book: **25149** Page: **164**